

HOEGER - JACKSON & ASSOCIATES*Real Estate Appraisers and Consultants*

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EXHIBIT 5
DATE 1/24/2011
HB 188DENNIS C. HOEGER, ARA, MAI
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January 21, 2011

The Honorable Elsie Arntzen, Chair
Business & Labor Committee
State Capitol
Helena, MT 59620

Re: HB0188

Dear Chairperson Arntzen:

As a Montana real estate appraiser, I am writing to urge the passage of HB0188 during the 2011 legislative session.

The passage of HB0188 will add new consumer protection measures for Montana citizens when they finance real estate. It will require greater accountability, responsibility and transparency from Appraisal Management Companies (AMC's). AMC's contract with independent appraisers to fulfill real estate appraisal assignments on behalf of lenders. The AMC's recruit, qualify, verify licensure, negotiate fees with a network of appraisers who actually complete the appraisal assignments. AMC's control tens of thousands of appraisal assignments without any State regulation. Because of this, the citizens of Montana are not protected from unscrupulous AMC's.

HB0188 would enact a reasonable registration and regulatory structure of AMC's operating in Montana for the betterment of those involved in real estate transactions.

I appreciate your consideration of the legislation and urge the Montana Legislature to enact HB0188 as soon as possible.

If you should have any questions, please do not hesitate to contact Darwin Ernst at 406-239-2222. He is a member of the Montana Board of Real Estate Appraisers who is the technical contact for this legislation.

Sincerely,


Dennis C. Hoeger